

MEMORANDUM

Agenda Item No. 11(A)(18)


TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: May 6, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution directing the County
Mayor to conduct a feasibility
and cost/benefit analysis of the
use of the air rights above the
West Dade Regional Library in
Westchester to construct housing
units for elderly residents

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator Javier D. Souto.



R. A. Cuevas, Jr.
County Attorney

RAC/smm



MEMORANDUM

(Revised)

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and Members, Board of County Commissioners

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Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(18)
5-6-14

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO CONDUCT A FEASIBILITY AND COST/BENEFIT ANALYSIS OF THE USE OF THE AIR RIGHTS ABOVE THE WEST DADE REGIONAL LIBRARY IN WESTCHESTER TO CONSTRUCT HOUSING UNITS FOR ELDERLY RESIDENTS AND DIRECTING THE MAYOR OR THE MAYOR'S DESIGNEE TO ISSUE A REPORT TO THE BOARD OF COUNTY COMMISSIONERS WITHIN SIXTY DAYS

WHEREAS, through the Miami-Dade Public Library System ("MDPLS"), the County owns and operates the West Dade Regional Library located in Westchester at 9445 Southwest 24th Street, Miami, Florida 33165 ("Westchester Regional Branch" or "Branch"); and

WHEREAS, the Westchester Regional Branch currently is two (2) stories high; and

WHEREAS, affordable housing units for the elderly are needed in the Westchester Community; and

WHEREAS, General Obligation Bond ("GOB") funding capacity is available for the design and construction of affordable housing units for the elderly in Miami-Dade County, with \$4.5 million having been allocated to building affordable housing above the Westchester Regional Branch; and

WHEREAS, the Westchester Regional Branch is located in a relatively accessible area of the Westchester Community; and

WHEREAS, the Board through the Mayor wishes to know whether the structure of the Westchester Regional Library could be renovated to include a third and fourth floor with affordable housing for the elderly; and

WHEREAS, consulting services will be needed to analyze relevant factors, including, but not limited to, (1) the ability of the Westchester Library Branch's columns and second floor roof structure to accommodate the addition of two additional floors containing approximately 50 to 100 housing units, (2) analysis of the ability of the building's entrances, vertical circulation, electrical capacity, Americans with Disabilities Act accessibility, and life safety systems to accommodate such an addition, and (3) analysis of costs likely to be incurred in connection with developing the air rights as describe above,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this Resolution and are approved.

Section 2. This Board directs the County Mayor or the County Mayor's designee to conduct a feasibility and cost/benefit analysis of the use of the air rights above the West Dade Regional Library in Westchester to construct housing units for elderly residents. The Mayor's analysis shall consider, among other considerations, (1) the ability of the Westchester Library Branch's columns and second floor roof structure to accommodate the addition of two additional floors containing approximately 50 to 100 housing units, (2) analysis of the ability of the building's entrances, vertical circulation, electrical capacity, Americans with Disabilities Act accessibility, and life safety systems to accommodate such an addition, and (3) analysis of costs likely to be incurred in connection with developing the air rights as describe above.

Section 3. This Board directs the County Mayor or the County Mayor's designee to identify potential sources of funding, including allocated GOB funding capacity, and other resources, including, but not limited to, already budgeted funds, and other available funding

sources, to, if technically feasible, implement the development of the Westchester Regional Branch air rights.

Section 4. The County Mayor or the County Mayor's designee shall submit a written report to this Board on or before sixty (60) days from the effective date of this resolution detailing the findings and results of the study directed in Sections one through three above.

The Prime Sponsor of the foregoing resolution is Senator Javier D. Souto. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Richard Seavey

